

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JULY 19, 2005** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 A.M. by *Chair Baily*.

ATTENDANCE

Members Present:

Anthony Ghiossi, Senior Building Inspector
Fletcher Parsons, Associate Engineer
Joel Paulson, Associate Planner
Julie Linney, Fire Department (arrived after first item)
Sandy Baily, Associate Planner

VERBAL COMMUNICATIONS

Ray Davis stated that the roster which is provided for the Development Review Committee (DRC) does not accurately reflect the DRC members that are present at the meeting.

PUBLIC HEARING

ITEM 1: 16747 Frank Avenue
_____Architecture and Site Application S-05-117

Requesting approval of a time extension to demolish and construct a single family residence on property zoned R-1:8. APN: 529-15-019
PROPERTY OWNER/APPLICANT: Manoochehr and Soosan Sarvian

1. ***Chair Baily* opened the public hearing.**
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were not present.
5. Public hearing closed.
6. ***Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:**
 - a. That the proposed Architecture and Site application is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act; and
 - b. As required by Section 29.10.09030(e) of the Town Code, for the demolition of the existing single family residence;
 - (1) The Town's housing stock will be maintained with the proposed replacement structure;
 - (2) The existing building is not historically or architecturally significant;
 - (3) The property owner does not desire or have the capacity to maintain the structure;
 - (4) There is no economic utility of the existing building or structure.

c. **The Architecture and Site application is in conformance with the considerations as set forth in Section 29.20.150 of the Zoning Ordinance.**

7. **Ghiossi seconded, motion passed unanimously.**
8. Appeal rights were cited.

Linney arrived.

PUBLIC HEARING

ITEM 2: 16220 S. Kennedy Road
Architecture and Site Application S-05-034

Requesting approval of an addition to a single family residence on property zoned HR-1.
APN 532-19-009.

PROPERTY OWNER: Matt Walters

APPLICANT: Terry Martin Associates

1. **Chair Baily opened the public hearing. Baily stated that the address of the subject site was incorrectly noticed. Therefore, the matter had to be renoticed.**
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were present.
Ray Davis stated that the applicant, Peggy Dallas, had a conflict of interest since she is on the Architectural Standards Committee.
5. Public hearing was closed.
6. **Parsons moved to continue the matter to the meeting of August 2, 2005 to allow the item to be renoticed.**
7. **Ghiossi seconded, motion passed unanimously.**

PUBLIC HEARING

ITEM 3: 15350 Winchester Boulevard
Subdivision Application M-05-07
Architecture and Site Applications S-05-082 through 113

Requesting approval of a 33 lot subdivision and approval to demolish a duplex, motel and restaurant to construct 33 single family residential units on property zoned RM:5-12:PD.

APNS 424-29-024 through 026

PROPERTY OWNER: Donald Bersano

APPLICANT: Santa Clara Development Co.

1. **Chair Baily opened the public hearing.**
2. Staff gave report on proposed project.
3. Applicant was introduced

4. Members of the public were present.

Kris Linder, neighbor, expressed concern about dust control, interim perimeter fencing and construction noise on weekends during the summer. To mitigate these concerns, conditions of approval were added.

Mary Osborne, neighbor, expressed concern regarding the density, and impacts to trees, drainage and wildlife. Ms. Osborne was informed by DRC members that a Planned Development (PD) for the site has already been approved. As part of the PD, environmental and staff review was required which addressed the issues Ms. Osborne had a concern with.

Sandy Hovansik, neighbor, expressed geologic and asbestos removal concerns. DRC members informed Ms. Hovansik on the reports and permits required to mitigate these concerns.

Ray Davis stated that the Town should have a standard operating procedure that all soils reports be peer reviewed by the Town's Geotechnical Consultant.

5. Public hearing closed.
6. ***Ghiossi* moved to approve the applications subject to the conditions presented and as revised to mitigate neighbors concerns with the following findings and considerations:**

Subdivision Application

1. **It has been determined that this project will not have a significant impact on the environment and a Mitigated Negative Declaration has been previously made for this proposal.**
2. **The map is consistent with the approved Planned Development.**

Architecture and Site Application

1. **It has been determined that this project will not have a significant impact on the environment and a Mitigated Negative Declaration has been previously made for this proposal.**
2. **The plans were found to be consistent with the approved Planned Development.**
3. **The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.**
4. **As required by Section 29.10.09030(e) of the Town Code for the demolition of a duplex.**
 1. **The Town's housing stock will be maintained in that a total of 33 units will be constructed.**
 2. **The duplex has no historic significance.**
 3. **The property owner has no desire or capacity to maintain the structure.**
 4. **The economic utility of the building has diminished.**

7. ***Linney* seconded, motion passed unanimously.**
8. **Appeal rights were cited.**

ITEM 4: 119 Isabelle Court
Architecture and Site Application S-05-072

Requesting approval to construct a new single family residence with a detached structure over 450 square feet in area with a reduced setback on property zoned R-1:10.

APN 532-13-069

PROPERTY OWNER/APPLICANT: Mr. Koupal & Ms. Abrams

Matter was deemed incomplete, pending final comments from the Town's Consulting Arborist. Matter tentatively scheduled for the Planning Commission meeting of August 10, 2005.

ADJOURNMENT

Meeting adjourned at 9:50 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Sandy L. Baily, Associate Planner